

S.0864

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I 829/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

SALE DEED

Certified that the document is duly registered in the office of the Sub-Registrar, Sonarpur, Kolkata, and the enclosed/ent sheets situated with this document are the part of this document.

THIS INDENTURE OF SALE is made on this the 29th day of

Two thousand and Nine

Sub-Registrar  
Sonarpur, Kolkata

-BETWEEN-

30 JAN 2009

20/1/09  
1429/2009  
E-7

SRI AMITABH BANSAL, Son of Late Bhagawan Das Bansal, by faith Hindu, by occupation Business, residing at 81, Moor Avenue, P.S. Regent Park, Kolkata- 700 040, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include his successors, executors, administrators, nominees and/or assigns) of the FIRST PART.

-AND-

SMT. MONIKA GUPTA, wife of Sri Keshav Kumar Gupta, by faith Hindu, by occupation Housewife, residing at 10/2A, Alipur Park Place, P.S. Alipur, Kolkata - 700 027, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include her successors, executors, administrators, nominees and/or assigns) of the SECOND PART.

160884

Monika Gupta

NAME	Monika Gupta
ADD.	174, Bansdrami Place
Rs.	1000
27 JAN 2009	
S. CHATTERJEE	
Licentiate in Public Auditor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

27 JAN 2009

27 JAN 2009

S. CHATTERJEE  
Licentiate in Public Auditor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

Handwritten signature and date: 27



Advt. Dist. S. R. Registrar  
Senapalli, South 24 Pgs

30 JAN 2009

Debeneta Chakraborty  
S/O Monoranjan Chakraborty  
174, Bansdrami Place  
Kolkhata - 700070  
Occupation - Business.

WHEREAS by a registered deed of conveyance made before the District Registrar office at Alipore vide Deed No:- 23795 dated 19<sup>th</sup> October, 1955 one Sri. Jyotirmoy Bandopadhyay and one Sri, Shanti Bikash Dutta as being joint owner sold the land situated at khatian No. 143 and khatian No. 145~~7~~ Dag No. 2406 and Dag No. 2400 at Mouza Ukhila Paikpara, P.S:- Sonarpur, District - 24 Parganas(S) (morefully and particularly described in the schedule "A" herein below) to M/S. Carrara Marble & Terrazzo Co. Private Limited.

AND WHEREAS the Vendor herein purchased the land as described in the schedule "A" herein below more specifically situated at khatian No. 143 and khatian No. 145, Dag No. 2406 and Dag No. 2400 at Mouza Ukhila Paikpara, P.S:- Sonarpur, District - 24 Parganas(S) and also Structure therein by way of two registered deed of conveyance from M/S. Carrara Marble & Terrazzo Co. Private Limited executed before the Additional District Sub Registrar, Sonarpur, 24 Parganas(S) on 25<sup>th</sup> June 1988 and 30<sup>th</sup> June 1988 respectively.

AND WHEREAS thus by way of purchase the Vendor herein becomes the sole and absolute owner of the schedule "A" property and the Vendor is lawfully seized and possessed of or is otherwise well and sufficiently entitled to the aforesaid land as its absolute owner in fee simple free from all encumbrances which is fully and particularly mentioned in the schedule hereunder written and hereinafter for the sake of brevity referred to as "the said Property".

AND WHEREAS the Vendor desirous to sale part of the schedule "A" property being a plot of land measuring about 4 (Four) Cottahs 7 (Seven) Chittaks 29 (Twenty Nine) Square feet or a little more or less situated at Hal Dag No. 2400 and 2406 under Sabek Khatian No. 143 and 145~~7~~ at Mouza Ukhila Paikpara, J.L. No. 56, P.S. <sup>Sonarpur</sup> ~~Alipur~~, within Additional District Sub-Registrar Office at Sonarpur and District - 24-Parganas (South), (morefully and particularly described in the schedule "B" herein below).

AND WHEREAS the purchaser herein agreed to purchase the Land more specifically as mentioned in the schedule "B" herein below for a valuable consideration from the vendor and accordingly an agreement for



Adml. Encl. Sub-Registrar  
Sonepore, South 24 P.W.D.

30 JAN 2009

sale has been made and executed by and between the parties herein on 21<sup>st</sup> November 2008.

AND WHEREAS the Vendor being in need of money proposed to sell the aforesaid Land as mentioned in the schedule "B" herein below i.e. the said property as demarcated under Red Colour border and fully and particularly described in the Schedule "B" hereinbelow and the purchaser being interested to acquire such property being the Schedule "B" property and thus seller agreed with the Purchaser for the absolute sale of ALL THAT the plot of ~~Basni~~<sup>Danga</sup> Land (converted from Danga land) measuring about 4 (Four) Cottahs 7 (Seven) Chittaks 29 (Twenty Nine) Square feet or a little more or less at entire Hal Dag No. 2400 and 2406 under Sabek Khatian No. 143 and 145 situate at Mouza Ukhila Paikpara, J.L. No. 56, P.S. ~~Alipur~~<sup>Sonarpur</sup>, within Additional District Sub-Registrar Office at Sonarpur and District - 24- Parganas (South) on terms thereunder contained at and for the price of Rs. 4,40,000/- (~~Rupees Four Lacs Forty Thousand~~) only and the vendor agreed to sell and the purchaser agreed to purchase the said property free from all encumbrance for a valuable consideration of Rs. 4,40,000/- (~~Rupees Four Lacs Forty Thousand~~) only as such both parties hereto entered into an Agreement for Sale of the said property and the same was executed on 5<sup>th</sup> Agrahayan, 1415 B.S. corresponding to 21<sup>st</sup> November, 2008 of English Calendar.

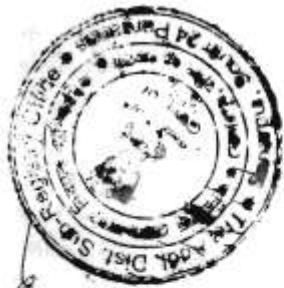
NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid agreement and ~~in consideration~~ of the sum of Rs. 4,40,000/- (~~Rupees Four Lacs Forty Thousand~~) only being the full and final consideration to the Vendor well and truly paid by the purchaser at or before the execution of these presents (the receipt whereof the vendor doth hereby admit and acknowledge and of and from the same and every part thereof the vendor doth hereby release and discharge to the purchaser over and in respect of the property hereby conveyed and transferred) the vendor doth hereby grant convey transfer assign and assure unto and to the use of the purchaser free from all encumbrances ALL THAT the said property more fully and particularly described in the schedule "B" herein below TOGETHER WITH all benefits appendages rights claims and demands if any whatsoever and all estate right title and interest of the vendor into and upon the said property and every part thereof hereby sold conveyed transferred assigned assured or expressed so to be unto and to the use of the purchaser



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absolutely and for ever TO HAVE AND TO HOLD the same and the inheritance thereof free from all encumbrances, mortgage in any manner, attachment, liens, lispendens and acquisition or notice received from any Government Department for acquisition or Land Ceiling Department whatsoever AND the VENDOR do hereby covenant with the purchaser, her heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deed or things heretofore done executed or knowingly suffered and the vendor hath good right full power and absolute authority to grant transfer convey assign and assure the same in the manner aforesaid AND the purchaser shall hereafter peacefully and quietly hold possess and enjoy the said land property as described in the Schedule "B" hereunder written received the issues and profits thereof without any lawful eviction interruption demand whatsoever from or by the Vendor and any person lawfully or equitably claiming from under or in trust for the Vendor AND further that the vendor, his heirs, executors, administrators, or assigns, covenant with the purchaser, her heirs, executors, administrators, or assigns, to save harmless, indemnify and keep indemnified the purchaser, her heirs, executors, administrators, or assigns, from or against all encumbrances, charges and equities whatsoever in respect of the said property AND the purchaser henceforth enjoy the said property and every part thereof and to receive the rents issues and profits thereof without interruption disturbances claims or demands whatsoever from the aforesaid vendors or any person or persons claiming through under or in trust for the said vendor. PROVIDED FURTHER that the vendor doth hereby indemnify and keep the purchaser fully indemnified against any loss or damage which the purchaser may suffer due to any sort of act or defect in the title in respect of the said property of vendor AND Further the vendor doth hereby agree and undertake that at any time and at all times hereafter at the request and cost of the purchaser will execute or cause to be done and executed all such acts deeds and things as may be required for giving full effect to these presents AND the purchaser henceforth shall be entitled to all rights including right of vertical and lateral support easement quasi-easements appendages and appurtenances whatsoever belonging to or anyway appertaining to the said premises or otherwise intended to be held or appertaining thereto. The purchaser shall have the right of protection of the said premises by and from all parts of the said premises as far as may be necessary including right of support both vertical as well as lateral AND the



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vendor doth hereby grant, convey, sell, transfer, assign absolutely and forever the said property which have good marketable title.

AND THAT the Vendor shall and will from described and distinguished together with all drains, ways, passages, water, water-courses, yards, areas, swears, common fences, light, right, liberties advantages benefits privileges easements appendages appurtenances whatsoever attached to the said land held in khas belonging to or anywise appertaining to or usually held enjoyed or rented to being or be appurtenant thereto and the rents issues and profits thereof and all the estate right title and interest property claim demand whatsoever both at law and in equity of the Vendor upon the said land and every part thereof and all the documents, pattahs, muniments and muniment of title writings, evidence of title which exclusively relating to the same or any part thereof which now are or may hereafter shall or be in the custody power control or possession of the Vendor any person or persons claiming through from or under the Vendor or may procure the same without any suit or action whatsoever.

AND THAT the vendor further assures that the purchaser henceforth become the sole and absolute owner of the said schedule "B" property without any claim on the part of the vendor and his successors in any manner whatsoever and the purchaser and his successors is hereby entitled to use and/or deal with the said property without any consent from the vendor.

AND THAT the Vendor also ~~admits and~~ acknowledges that the Vendor is liable for demolish the existing ~~Privy, Bathroom and Septic Tank, etc.~~ and to fill up the pit of said septic tank which falls within the scheduled property AND the Vendor is also accountable for close the door of his adjacent factory shed facing towards the schedule mentioned property AND the Vendor hereby declares to restrict the water, dirt and garbage etc. derived from and on his factory shed not to enter into the schedule-mentioned property and for this he is also constraint to take all precautionary measures.



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THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT the piece and parcel of <sup>Darga</sup> land measuring about 12 Cottahs 43 Square feet or a little more or less at Hal Dag No. 2400 and 2406 under Sabek Khatian No. 143 and 145 situate at Mouza Ukhila Paikpara, J.L. No. 56, P.S. Alipur, within Additional District Sub-Registrar Office at Sonarpur and District - 24-Parganas (South), with factory shed and structure therein.

THE SCHEDULE "B" ABOVE REFERRED TO

ALL THAT the piece and parcel of <sup>Darga</sup> land measuring about 4 (Four) Cottahs 7 (Seven) Chittaks 29 (Twenty Nine) Square feet or a little more or less morefully and particularly one cottah at Hal Dag No. 2400 and 3 (Three) Cottahs 7 (Seven) Chittaks 29 (Twenty Nine) at Hal Dag No. 2406 under Sabek Khatian No. 143 and 145 situate at Mouza Ukhila Paikpara, J.L. No. 56, P.S. <sup>Sonarpur</sup> Alipur, within Additional District Sub-Registrar Office at Sonarpur and District - 24-Parganas (South), with factory shed and structure therein together with easement of egress and ingress and otherwise all common rights of lying drainage pipe, electric line, cable line, light post together with all rights of user over the culverts, bridge for any egress and ingress to and from the aforesaid land. The aforesaid land is fully shown and delineated in the plan annexed hereto and boundary line marked by colour RED. The said plan will be treated as part of the Deed of Sale. The land is butted and bounded as follows :-

ON THE NORTH BY :- Factory Shed of the Vendor.

ON THE SOUTH BY :- Factory Shed of the Vendor.

ON THE EAST BY :- Vacant Land of Ramkrishna Mission.

ON THE WEST BY :- Factory Shed of the Vendor.



Addl. Dist. Sub-Registrar  
Sonarpore, South 24 Pgs.

30 JAN 2009

IN WITNESS WHEREOF the parties hereto have executed these presents on the day month and year above written.

SIGNED SEALED & DELIVERED by

The Vendor at Kolkata in the presence of:-

*Amritabha Bysmal*

*Manika Gupta*

SIGNED SEALED & DELIVERED by

The Purchaser at Kolkata in the presence of:-

Witness:  
1) *Debabrati Chakraborty*  
17A, Banskroni Place  
Kolkata - 700070

2) *Tarun K. Kundu*  
Advocate  
City Civil Court, Kolkata.

Drafted By:

*Tarun K. Kundu*  
Advocate  
City Civil Court, Kolkata.  
F-1283/738/98



Advt. Thes. Sub-Registrar  
Sonepore, South 24 Pigs.

30 JAN 2009

MEMO OF CONSIDERATION

RECEIVED from the withinnamed Purchaser the withinmentioned sum of Rs. 4,40,000/- (Rupees Four Lacs Forty Thousand) only for the purchase of the aforesaid Property as per memo below :-

<u>Sl.No.</u>	<u>Mode of Payment</u>	<u>Date</u>	<u>Banker's Name</u>	<u>Amount</u>
(1)	By Cash			Rs. 40,000/-
(2)	By Pay Order (No. 122229)	19.11.2008		Rs. 1,50,000/-
(3)	By Cheque (no.001319)	06.01.2009	BOI	Rs. 50,000/-
(4)	By Pay Order (Nos- i) 123515 dt. 29.1.09 ii) 123516 dt. 29.1.09		BOI	Rs. 2,00,000/-

SIGNED SEALED & DELIVERED by

*Ani tabh Bamsal*

The Vendor at Kolkata in the presence of:-






Addl. Dist. Sub-Registrar  
Sonnore, South 24 Pgs

30 JAN 2009



**SPECIMEN FORM FOR TEN FINGER PRINTS.**

*Amitabh Bansi*

	Little	Ring	Middle	Fore	Thumb
	(Left hand)				
	Little	Ring	Middle	Fore	Thumb
	(Right hand)				
PHOTO	Little	Ring	Middle	Fore	Thumb
	(Left hand)				
	Little	Ring	Middle	Fore	Thumb
<i>Neelika Gupta</i>	(Right hand)				
PHOTO	Little	Ring	Middle	Fore	Thumb
	(Left hand)				
	Little	Ring	Middle	Fore	Thumb
	(Right hand)				
	Little	Ring	Middle	Fore	Thumb
PHOTO	(Left hand)				
	Little	Ring	Middle	Fore	Thumb
	(Right hand)				







A/dl. Dist. Sub-Registrar  
Somerset, South 24 Pgs

30 JAN 2009

Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the A. D. S. R. SONARPUR, District- South 24-Parganas  
 Signature / LTI Sheet of Serial No. 00864 / 2009, Deed No. (Book - I , 00829/2009)  
 Signature of the Presentant

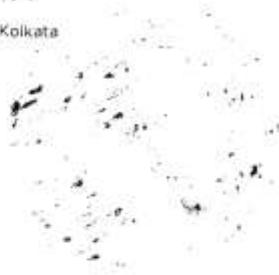
Name of the Presentant	Signature with date
Amitabha Bansal	<i>Amitabha Bansal</i> 30.1.09

(f) Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Amitabha Bansal Address -B1, Moor Avenue Kolkata	Self	 30/01/2009	 LRI 30/01/2009	<i>Amitabha Bansal</i>
2	Monika Gupta Address -10/2 A, Alipur Park Place Kolkata	Self	 30/01/2009	 LTI 30/01/2009	<i>Monika Gupta</i> 30.01.09.

**Name of Identifier of above Person(s)**  
 Debabrata Chakrabarty  
 PS-Regent Park,174, Banskroni Place Kolkata

**Signature of Identifier with Date**  
*Debabrata Chakrabarty*  
 Date 30.01.09



↓

(Utpal Kumar Chakrabarty)  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
 Office of the A. D. S. R. SONARPUR



Handwritten signature and name: *Handwritten signature*  
Scheridatun Sidiyasa, S.Pd

30 JAN 2009

**Government Of West Bengal**  
**Office of the A. D. S. R. SONARPUR**  
**SONARPUR**  
Endorsement For deed Number :1-00829 of :2009  
(Serial No. 00864, 2009)

On 30/01/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23,4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs 10.00/-

Payment of Fees:

Fee Paid in rupees under article A(1) = 16269/- E = 7/- on 30/01/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1479530/-

Certified that the required stamp duty of this document is Rs 88782/- and the Stamp duty paid as Impresive Rs- 1000/-

Deficit stamp duty

Deficit stamp duty 1 Rs 6965/- is paid, by the draft number 256203, Draft Date 30/12/2008 Bank Name State Bank Of India, SONARPUR, received on 30/01/2009 2 Rs 48850/- is paid, by the draft number 898739, Draft Date 29/01/2009 Bank Name State Bank Of India, Biplabi Anukul Chand, received on 30/01/2009 3 Rs 29830/- is paid, by the draft number 898738, Draft Date 29/01/2009 Bank Name State Bank Of India, Biplabi Anukul Chand, received on 30/01/2009 4 Rs 1075/- is paid, by the draft number 630409, Draft Date 15/12/2008 Bank Name State Bank Of India, Garia, received on 30/01/2009

Presentation(Under Section 52 & Rule 22A(5) 46(1))

Presented for registration at 12.23 hrs. on 30/01/2009 at the Office of the A. D. S. R. SONARPUR by Amitabha Bansal, Executive

Admission of Execution(Under Section 58)

Execution is admitted on 30/01/2009 by

1. Amitabha Bansal, son of Lt. Bhagawan Das Bansal, 81, Moor Avenue Kolkata, Thana Regent Park, Pin 700040, By caste Hindu, by Profession Business

2. Monika Gupta, wife of Keshav Kr. Gupta, 10/2 A, Alipur Park Place Kolkata, Thana Alipur, Pin 700027, By caste Hindu, by Profession House wife

Identified By Dobabrata Chakraborty, son of Monoranjan Chakraborty 174, Bansdroni Place Kolkata 700070 Thana Regent Park by caste Hindu, By Profession Business.

[Utpal Kumar Chakraborty]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
SONARPUR  
Govt. of West Bengal




Adil, Dist. Sub-Registrar  
Singapore, South, 24 Pgs

30 JAN 2009

Government Of West Bengal  
Office of the A. D. S. R. SONARPUR  
SONARPUR  
Endorsement For deed Number :1-00829 of :2009  
(Serial No. 00864, 2009)

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[Utpal Kumar Chakrabarty]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
SONARPUR  
Govt. of West Bengal.



Advt. Thru. Sub-Registrar  
Sonarpore, South 24 Pgs.

30 JAN 2000



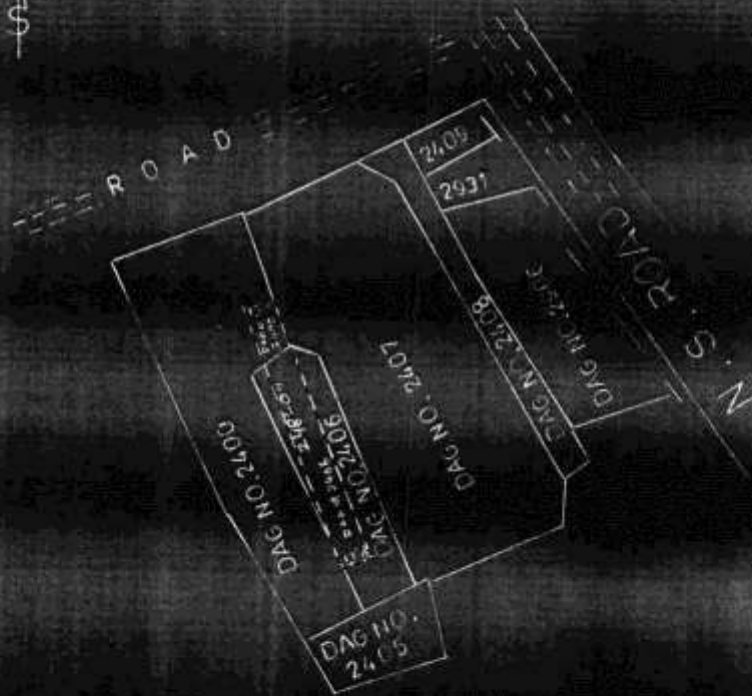
SITE PLAN IN PART OF DAG NO. 2400 AND 2406, AT  
MOUZA-UKILA PAIKPARA, J.L. NO. 56, P. S. SONARPUR,  
DIST. 24-PARGANAS (S).

A R E A   C A L C U L A T I O N .

DAG NO. 2400 = 1 KATHA .

DAG NO. 2406 = 3 KATHA - 7 CH. - 29 SQ. FT.

TOTAL LAND = 4 KATHA - 7 CH. - 29 SQ. FT. APPROX.  
SHOWN IN RED BORDER .



By  
M. M. M. M.  
(Name of the  
Surveyor)  
P. S. SONARPUR  
DIST. 24-PARGANAS (S)



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Sonarpore, South 24 Pgs.

30 JAN 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 1951 to 1965  
being No 00829 for the year 2009.



(Utpal Kumar Chakrabarty) 03-February-2009  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. SONARPUR  
West Bengal